

July 6, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-854
Ralph Suket
879 Hyde Park Avenue, Hyde Park

Petitioner seeks a forbidden use to sell and display twelve used cars in a Local Business (L-.5) district. The use is proposed in conjunction with an existing repair garage and service station located at the corner of Metropolitan Avenue, and is compatible with other uses in the immediate area. Recommend approval.

VOTED: That in connection with Petition No. Z-854, brought by Ralph Suket, 879 Hyde Park Avenue, Hyde Park, for a forbidden use to sell and display twelve used cars in a Local Business district, the Boston Redevelopment Authority has no objection to the granting of the petition. The additional use will not be inharmonious with those now existing in the immediate area.

Re: Petition No. Z-855
Frances C. Cohen, Trustee
258-262 Washington St., Dorchester

Petitioner seeks a change in non-conforming use to convert a garage-freight terminal to assembling of metal products (chairs, tables and counters) in a Local Business (L-1) district. Petitioner states the building is completely soundproof. This is a reasonable use where no nuisance would be created and would be less hazardous to pedestrian and vehicular traffic than former uses. Approval is recommended.

VOTED: That in connection with Petition No. Z-855, brought by Frances C. Cohen, Trustee, 258-262 Washington Street, Dorchester, for a change in non-conforming use to convert a garage-freight terminal to assembling of metal products in a Local Business district,

the Boston Redevelopment Authority has no objection to the granting of the petition. The use will not create a nuisance and is less hazardous to the safety of the residents of the neighborhood than former uses.

Re: Petition No. Z-857
James F. McLaughlin, Administrator
56 Coffey Street, Dorchester

Petitioner seeks a forbidden use and six dimensional variances to erect a three-story and basement 16-unit apartment building in a Residential (R-.5) district. Floor area ratio is twice the code requirement, less than half of open space per dwelling unit is supplied, and three parking spaces are illegally in the front yard. The number of proposed units is inconsistent with the general character of the neighborhood and denial is recommended as submitted.

VOTED: That in connection with Petition No. Z-857, brought by James F. McLaughlin, Administrator, 56 Coffey Street, Dorchester, for a forbidden use and six variances to erect a three-story and basement 16-unit apartment building in a residential district, the Boston Redevelopment Authority is opposed to the granting of the petition as submitted. A reduction in the number of units more consistent to the character of the neighborhood could be supported.

Re: Petition No. Z-858
Domenic A. Capossela
236 Commercial Street, Boston

Petitioner seeks a conditional use and a parking variance to change occupancy from storage to restaurant and four apartments in a Light Manufacturing (M-2) district. The structure is an abandoned, dilapidated warehouse. The general character of this area will be substantially residential. The Waterfront and Transportation staffs have no objection. Approval is recommended.

VOTED: That in connection with Petition No. Z-858, brought by Domenic A. Capossela, 236 Commercial Street, Boston, for a conditional use and parking variance to change occupancy from storage to restaurant and four apartments in a Light Manufacturing district, the Boston Redevelopment Authority has no objection to the granting of the petition. An abandoned, dilapidated structure will be rehabilitated in an area which will be residential in character.

Re: Petition No. Z-859
James Richards
141 Ashley Street, East Boston

Petitioner seeks a variance of insufficient side yard to erect a one-family dwelling in a Local Business (L-.5) district. The deficiency of four feet is minimal. All other requirements of the code have been met. Approval is recommended.

VOTED: That in connection with Petition No. Z-859, brought by James Richards, 141 Ashley Street, East Boston, for an insufficient side yard variance to erect a one-family dwelling in a Local Business district, the Boston Redevelopment Authority has no objection to the granting of the variance. The violation is minimal. The new dwelling will enhance the area.

Re: Petition No. Z-860
Charles J. O'Malia
4172 Washington Street, Roslindale

Petitioner seeks a variance of excessive floor area ratio to erect a one-story addition to a bakery in a Local Business (L-.5) district. This normal expansion will consist of enclosing a court yard at the side of the structure and will not adversely affect the area. Recommend approval.

VOTED: That in connection with Petition No. Z-860, brought by Charles J. O'Malia, 4172 Washington Street, Roslindale, for a variance of excessive floor area ratio to erect an addition to a bakery in a Local Business district, the Boston Redevelopment Authority has no objection to the granting of the variance. The proposed expansion is reasonable and compatible with the general character of the area.

Re: Petition No. Z-862
John C. Wrightson
125 Nashua Street, Boston

Petitioner seeks a forbidden use and a variance of insufficient off-street parking to erect a 578 bed, ten story nursing home in an Industrial (I-2) district. The site is located across the street from the Registry Building in the rear of the Edison sub-station. There is no objection to the use. However, the facility lacks 80 parking spaces and Transportation is opposed on this basis. Nashua Street is a heavily traversed artery during a major

part of the day and evening. Leverett Circle is a short distance from the site. Under the circumstances, a change in zone would be more appropriate. Recommend disapproval.

VOTED: That in connection with Petition No. Z-862, brought by John C. Wrightson, 125 Nashua Street, Boston, for a forbidden use and variance of insufficient off-street parking to erect a 578-bed, ten-story nursing home in an Industrial district, the Boston Redevelopment Authority is opposed to the granting of the petition. Appellant is lacking 80 parking spaces in an area heavily traversed during a major part of the day and evening. Under the circumstances, a change in zone would be more appropriate.

Re: Petitions Nos. Z-863-Z-864
John J. Croke
155-159 Grove Street, West Roxbury

Petitioner seeks several dimensional variances to erect two two-family dwellings in a Single Family (S-.5) district. Petitioner received permits to construct the buildings in 1964. Foundations were immediately poured. A dispute concerning title arose and referred to land court. Work was suspended. The court just recently guaranteed title to the petitioner, who is now in violation of the new zoning regulations. It would be a definite hardship if the petitioner were not allowed to complete the structures. Several two-family homes exist in the immediate area. Approval is recommended.

VOTED: That in connection with Petition No. Z-863-864, brought by John J. Croke, 155-159 Grove St., West Roxbury, for dimensional variances to erect two two-family dwellings in a Single Family district, the Boston Redevelopment Authority has no objection to the granting of the variances. A definite hardship exists as the petitioner was unable to complete construction because of title dispute. Several two-family dwellings exist in the immediate area.

Re: Petition No. Z-861
Sheldon Faber
656 Dudley Street, Roxbury

Petitioner seeks a conditional use to erect a car wash in a General Business district (B-1). The car wash, which will replace a used car lot, is consistent with other uses in the area. Approval is recommended.

VOTED: That in connection with Petition No. Z-861, brought by Sheldon Faber, 656 Dudley Street, Roxbury, for a conditional use to erect a car wash in a General Business district, the Boston Redevelopment Authority has no objection to the granting of the permit. The car wash will not adversely affect the general character of the area.

